

THE MUTUAL LIFE BUILDING

605 1st Ave Seattle, WA 98104



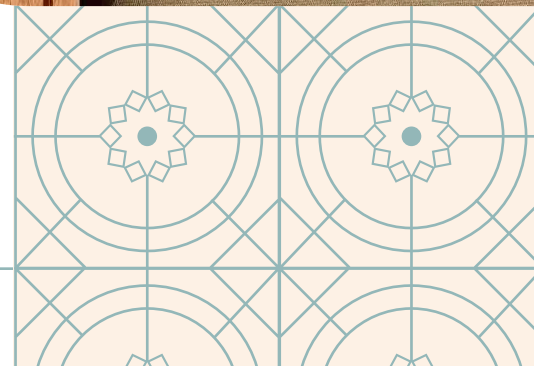
A CLASSIC ICON, REIMAGINED.

Originally constructed in the early 1850s, The Mutual Life Building stands as the cornerstone of Seattle's historic Pioneer Square. Through meticulous renovations that honor its original charm, the building showcases tall ceilings, arched windows and ornate details, a testament to its rich history. Transformed into a fully functional workplace, this character-rich building caters to tenants in search of more than just an office space, offering a genuine link to Seattle's vibrant heritage.

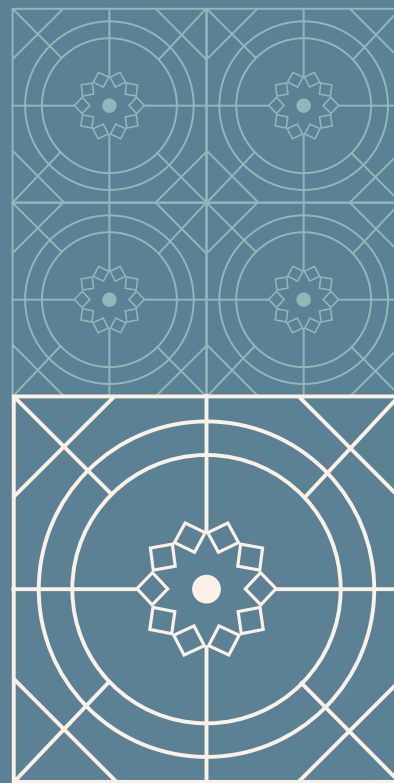
PROPERTY OVERVIEW

• PARKING AVAILABLE

- Classic Pioneer Square building with ornate, historic finishes
- High ceilings and tall windows allow for ample natural light
- Common showers & locker facilities
- Secure bike storage
- Central HVAC
- Building security system with 24/7 secured access
- Two blocks from Seattle's newly renovated waterfront
- Great access to Link Light Rail, Metro Buses, Sounder Trains, Colman Ferry Terminal, SR-99, I-5 and I-90



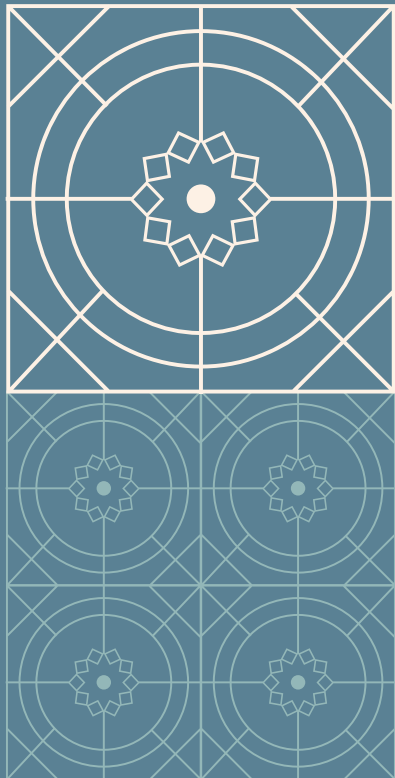
CLICK OR SCAN TO VIEW
360 TOUR OF LOBBY



AVAILABILITIES

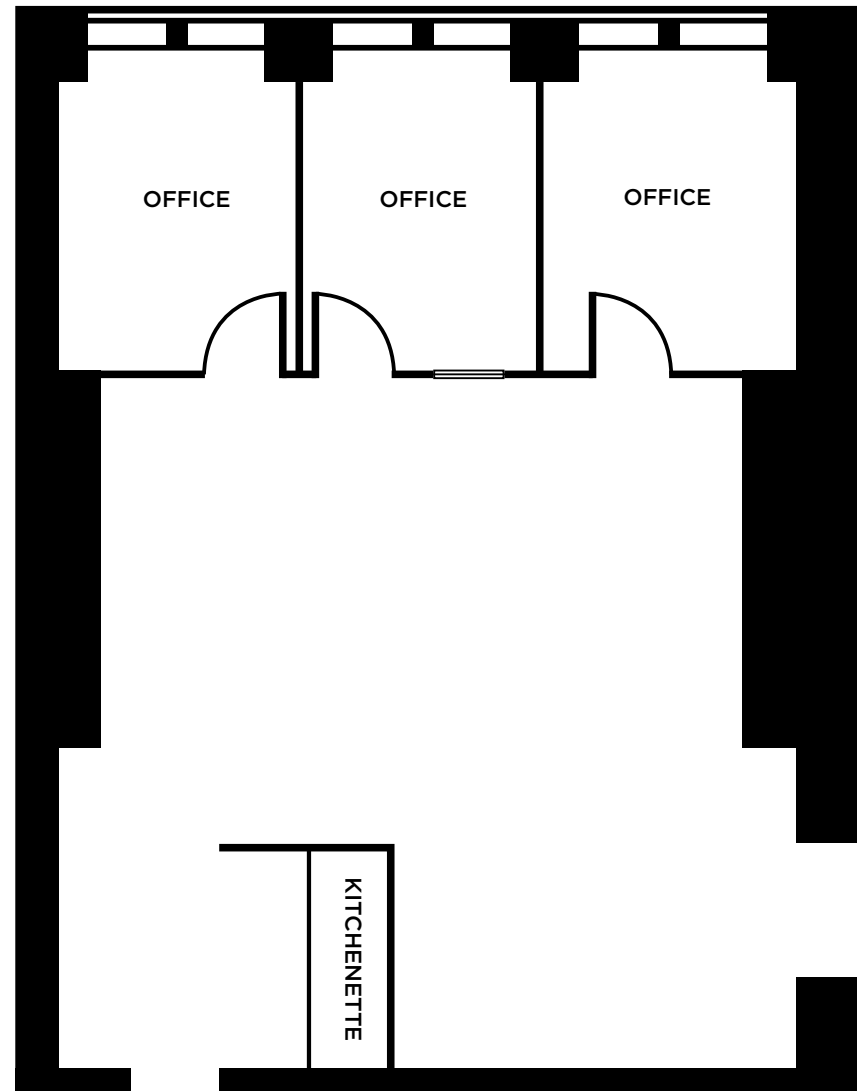
Click on each suite to view floor plan

Suite 100	1,217 SF
Suite 200	3,984 SF
Suite 220	1,869 SF
Suite 250	1,402 SF
Suite 300	2,536 SF
Suite 325	1,627 SF
Suites 300/325	4,163 SF
Suite 410	2,612 SF
Suite 505	1,029 SF
Suite 506	1,124 SF
Suites 505/506	2,153 SF
Suite 510	1,843 SF
Suite 530	464 SF



Suite 100 | 1,217 SF

- 3 private offices
- Large open work area
- High ceilings & windows

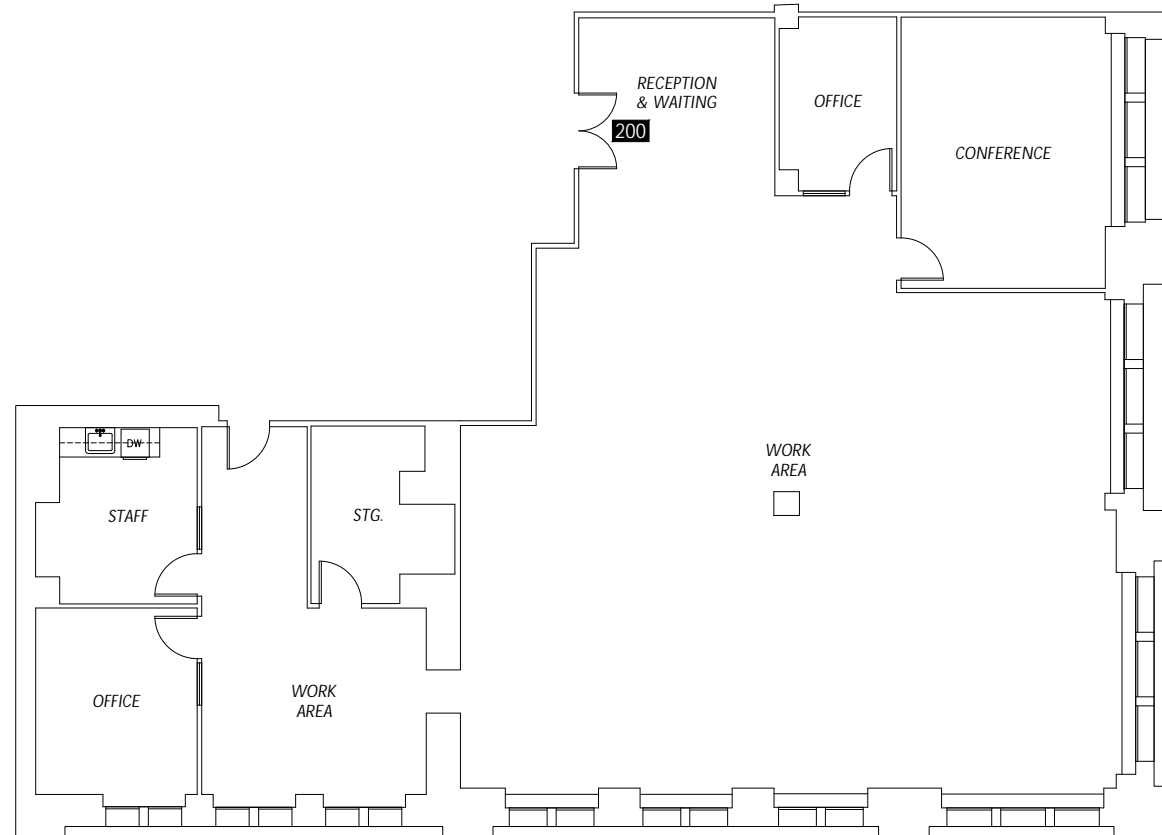


Suite 200 | 3,984 SF

- 2 private offices
- 1 conference room
- Large open work area
- Kitchen
- High ceilings & windows



CLICK OR SCAN TO
VIEW 360 TOUR

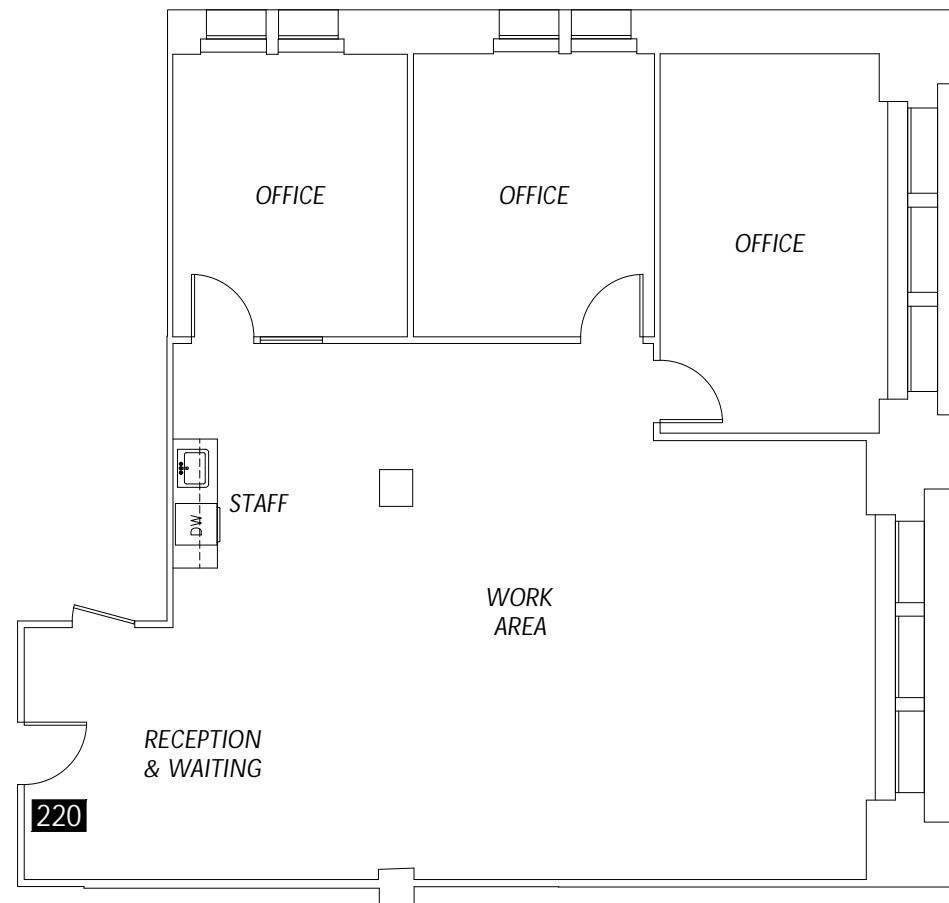


Suite 220 | 1,869 SF

- Northeast views
- 3 large private offices
- Large open work area
- Kitchen
- High ceilings



CLICK OR SCAN TO
VIEW 360 TOUR

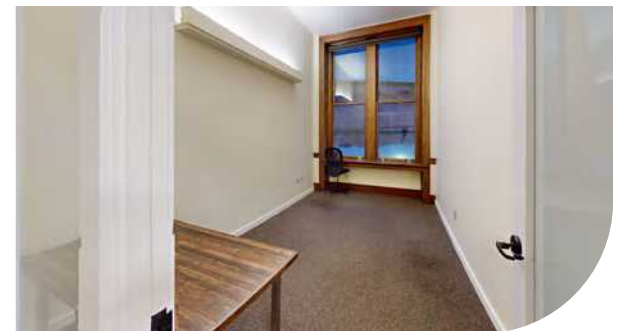
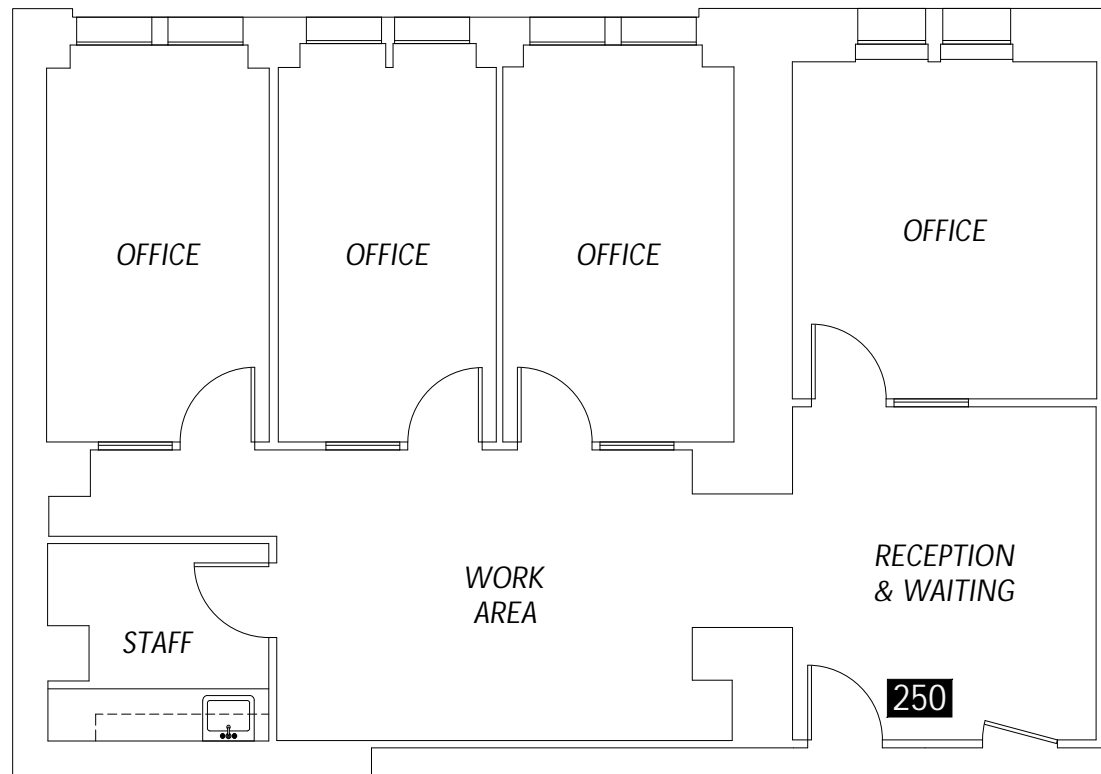


Suite 250 | 1,402 SF

- Northwest views
- 4 offices
- Work area
- Staff room
- Reception & waiting area



CLICK OR SCAN TO
VIEW 360 TOUR

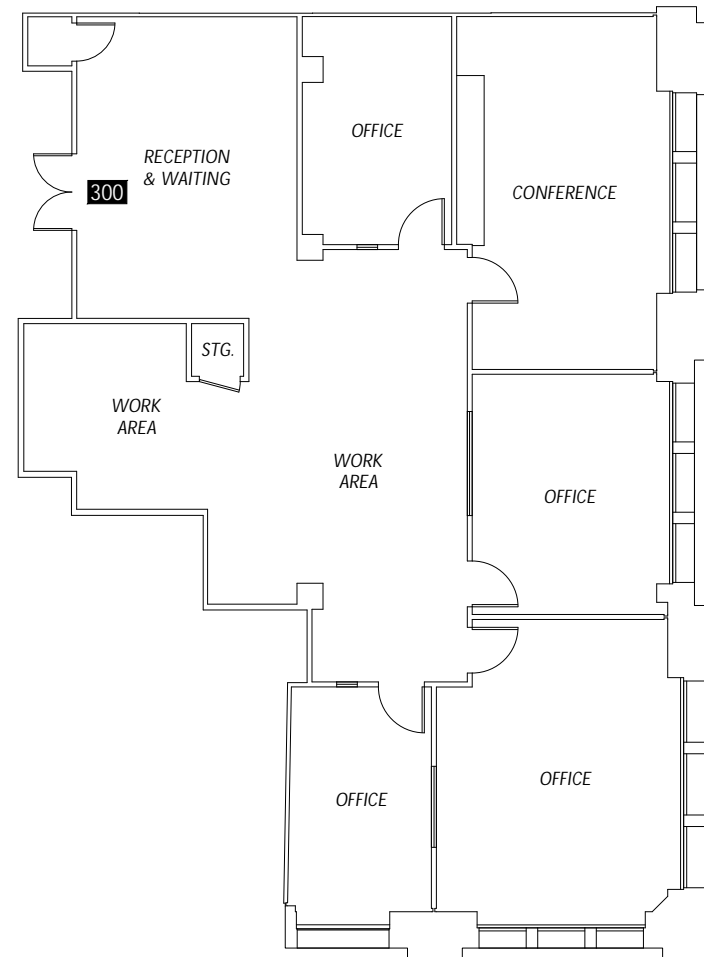


Suite 300 | 2,536 SF

- 4 private offices
- 1 conference room
- Large open work area
- **Can be combined with Suite 325 for a total of 4,163 SF**

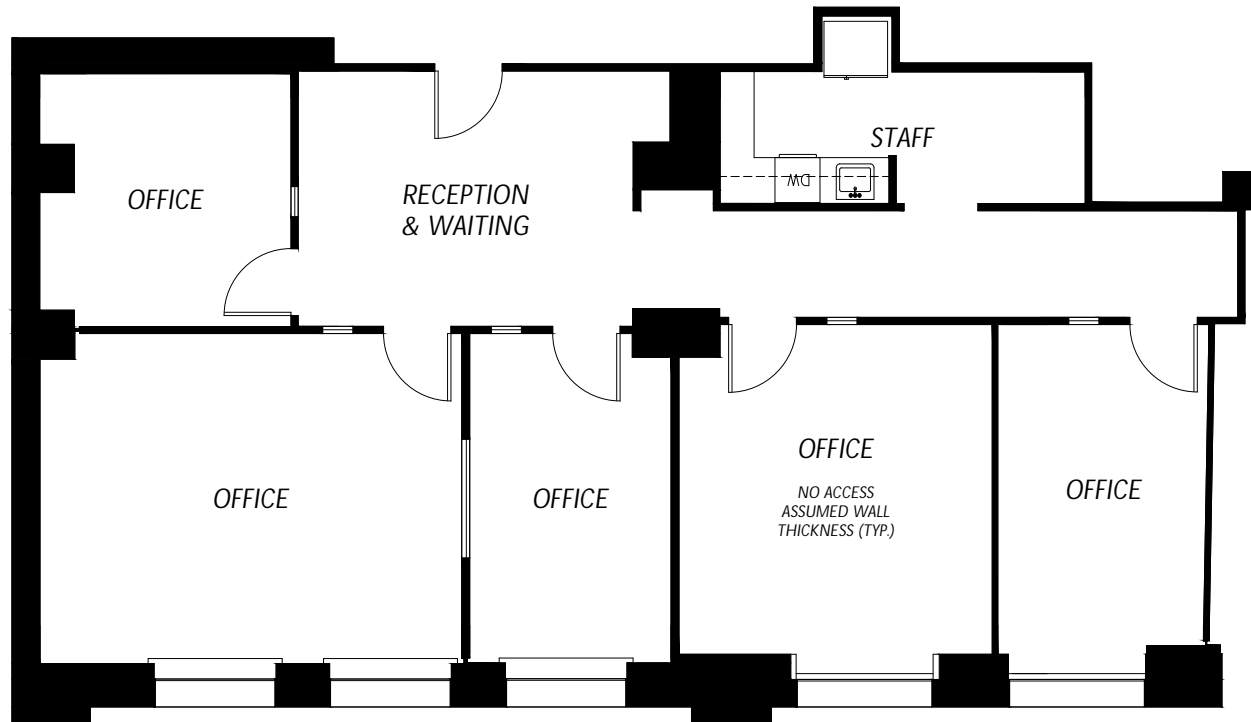


CLICK OR SCAN TO
VIEW 360 TOUR



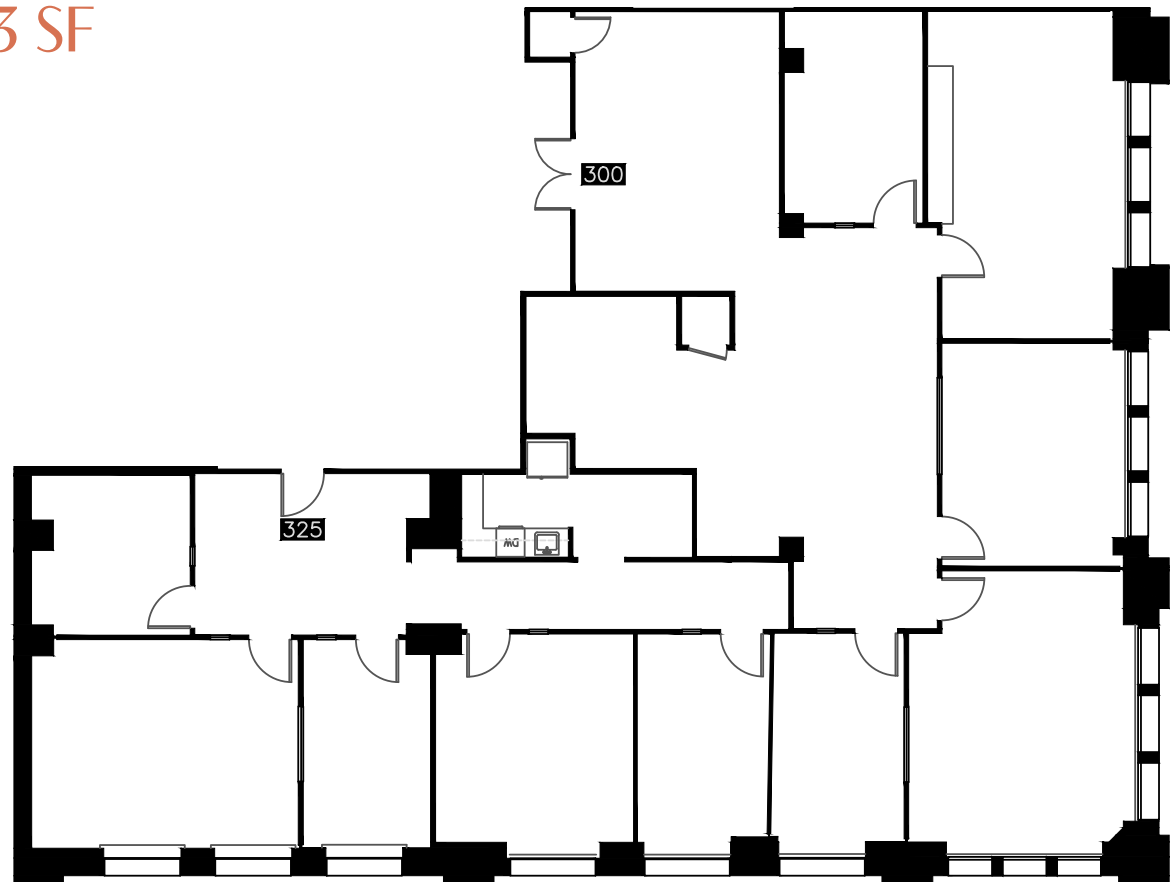
Suite 325 | 1,627 SF

- 5 private offices
- Staff breakroom/kitchenette
- Reception and waiting area
- **Can be combined with Suite 300 for a total of 4,163 SF**



Suite 300 & 325 | 4,163 SF

- 9 private offices
- Staff breakroom/kitchenette
- Large open work area
- 1 conference room
- Reception and waiting area

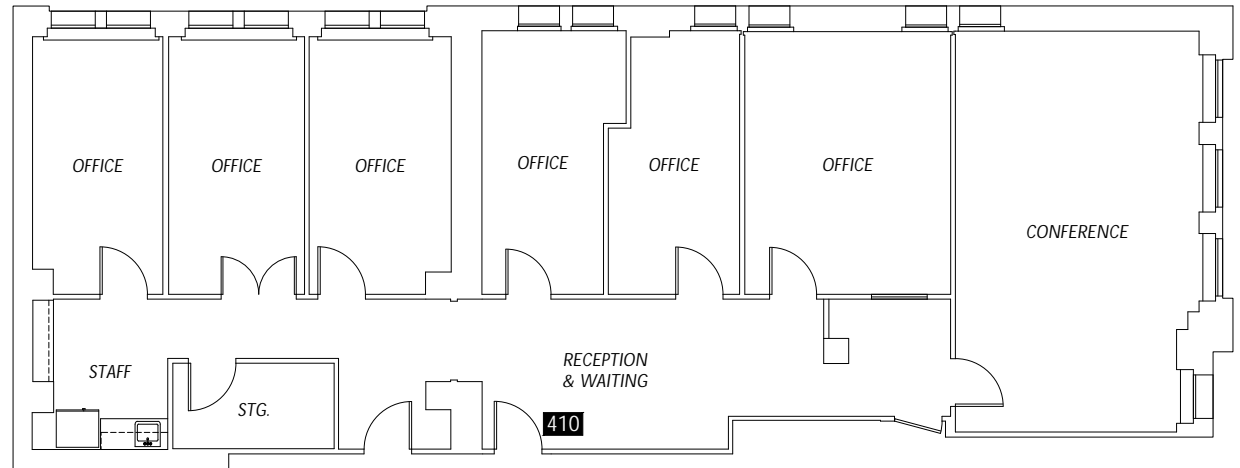


Suite 410 | 2,612 SF

- Northeast views
- 6 private offices
- 1 conference room
- Kitchen

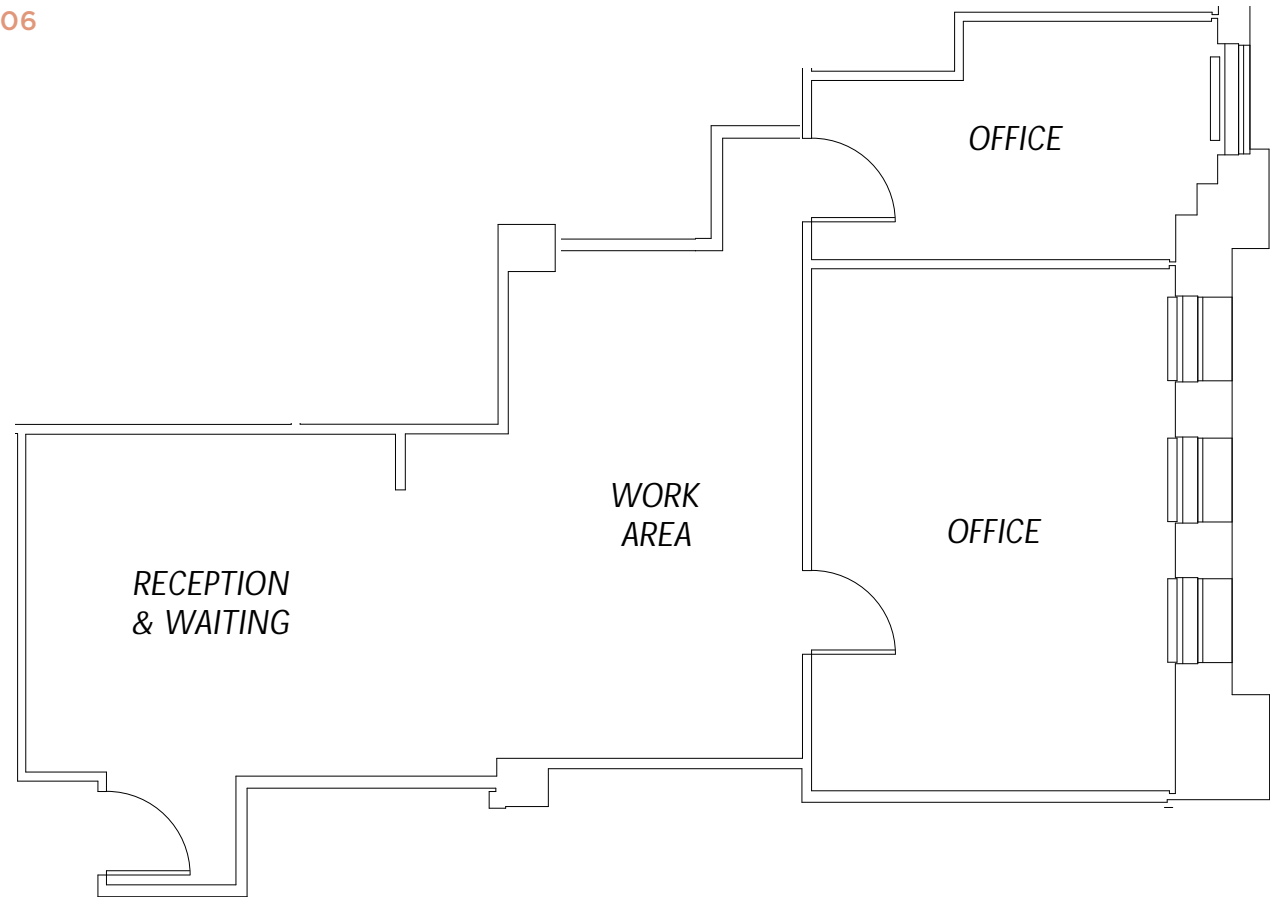


CLICK OR SCAN TO
VIEW 360 TOUR



Suite 505 | 1,029 SF

- 2 private offices
- Reception and waiting area
- **Can be combined with Suite 506 for a total of 2,153 SF**

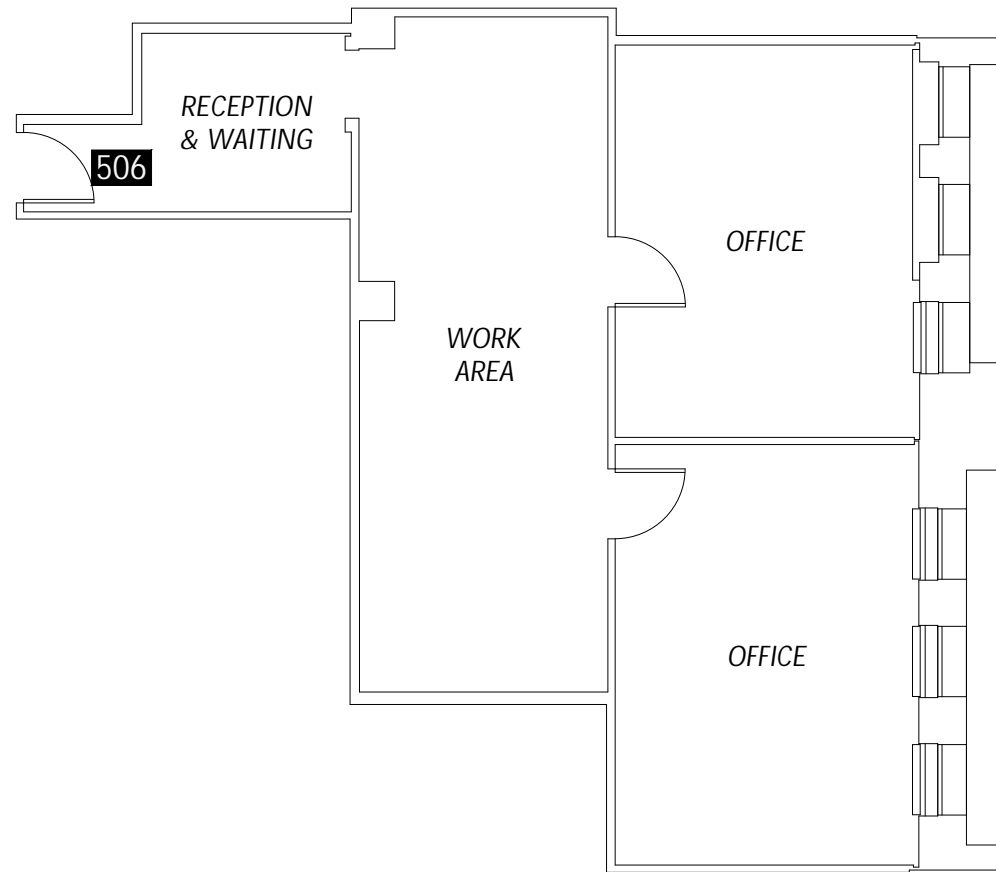


Suite 506 | 1,124 SF

- East facing views
- 2 offices
- Work area
- Reception & waiting area
- **Can be combined with Suite 505 for a total of 2,153 SF**

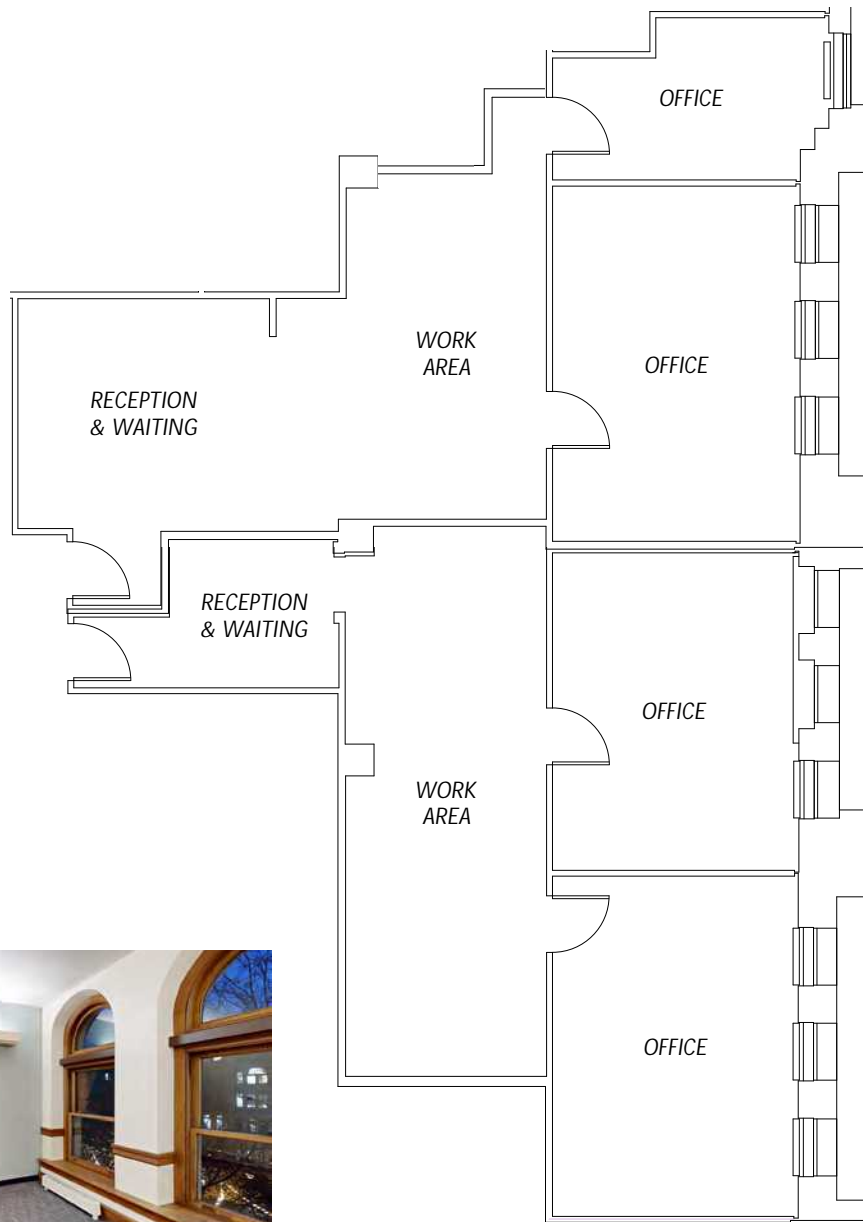


CLICK OR SCAN TO
VIEW 360 TOUR



Suite 505 & 506 | 2,153 SF

- East facing views
- 4 offices
- Work area
- Reception & waiting area



Suite 510 | 1,843 SF

- Southeast views
- 2 large private offices
- Large open work area
- Phone room
- Reception & waiting area



CLICK OR SCAN TO
VIEW 360 TOUR

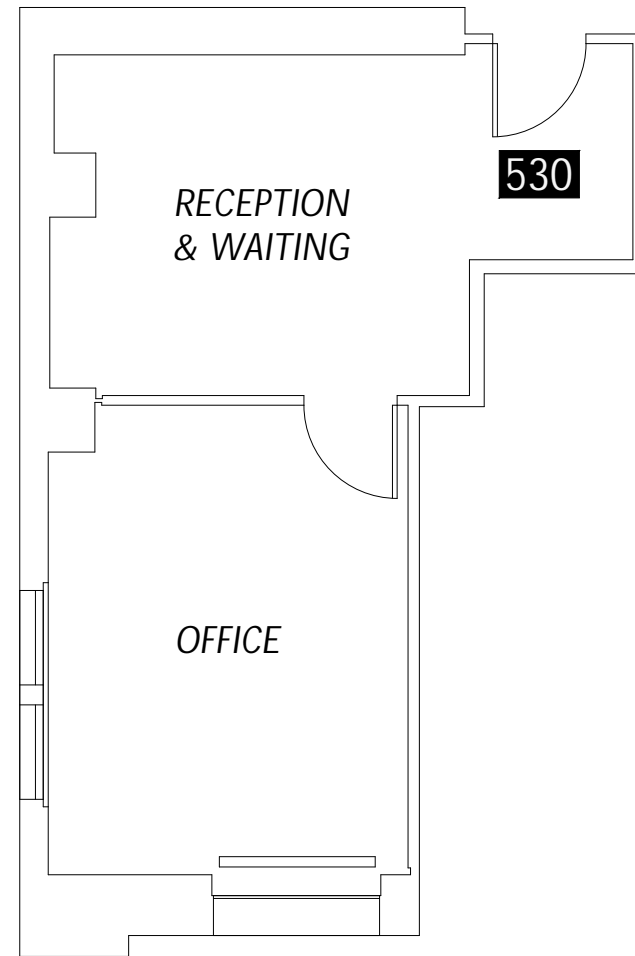


Suite 530 | 464 SF

- Southwest views
- 1 office
- Reception & waiting area



CLICK OR SCAN TO
VIEW 360 TOUR





AMENITIES

ATTRACTIONS

1. Lumen Field
2. Pioneer Square
3. Seattle Aquarium
4. Seattle Art Museum
5. Seattle Public Library
6. Sky View Observatory
7. Smith Tower
8. The Great Wheel
9. T-Mobile Park

LODGINGS

10. Best Western Plus
11. CitizenM Seattle
12. Courtyard Marriot
13. Embassy Suites
14. Fairmont Olympic Hotel
15. Grand Hyatt Seattle
16. Hotel Monaco
17. Hyatt at Olive 8
18. Seattle Marriott Waterfront
19. Sheraton Grand Seattle
20. The Four Seasons
21. The Motif
22. The Westin

RESTAURANTS

23. Anthony's on Pier 66
24. Cafe Campagne
25. Damn the Weather
26. Elliott's Oyster House
27. Ivar's Acres of Clams
28. Luigis Italian Eatery
29. Matt's In The Market
30. Metropolitan Grill
31. Muse
32. Pike Place Chowder
33. Wild Ginger

Seattle's Waterfront
 \$756M revitalization project slated to reconnect the city of Seattle to its waterfront with 20 acres of new public space

THE MUTUAL LIFE BUILDING

- Light Rail
- Sound Route
- - - Bus Line
- Ferry



A TIMELESS SEATTLE HALLMARK



THE MUTUAL LIFE BUILDING

THE MUTUAL LIFE BUILDING

605 1st Ave Seattle, WA 98104

BRANDON BURMEISTER
Senior Director | +1 206 215 9702
brandon.burmeister@cushwake.com

ANDREW SHULTZ
Senior Director | +1 206 215 1645
andrew.shultz@cushwake.com

LEAH MASSON
Senior Director | +1 206 215 9803
leah.masson@cushwake.com

